

When recorded mail to:  
First American Title Insurance Company  
attn: M. Martinez  
3200 E. Camelback Road, Suite 105  
Phoenix, AZ 85018  
Escrow no. 136347  
Maine Deed

RK 6656PG 104

62-78  
TRANSFER  
TAX  
PAID

10/4  
WARRANTY DEED  
029610

V.I.P., INC., formerly L & A Tire Co., Inc., a Maine corporation of Lewiston, Maine, for consideration paid, grants to NEW ENGLAND INDUSTRIAL PROPERTIES, INC., a Delaware corporation, with a business address of 12 Lexington Street, Lewiston, Maine, with WARRANTY COVENANTS, a certain lot or parcel of land, with any buildings thereon, situated in WATERVILLE, County of KENNEBEC, and State of MAINE, more particularly bounded and described in Exhibit A annexed hereto.

Also conveyed herewith are all of Grantor's rights as lessor to all leases, if any, related to the real estate described herein.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 22 day of September, 2001.

Herkin Ebeling  
Witness

V.I.P., Inc.

By:

John P. Quirk  
John P. Quirk, President

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF Worcester

September 22, 2001

Then personally appeared the above-named John P. Quirk and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of V.I.P., Inc.

Before me,

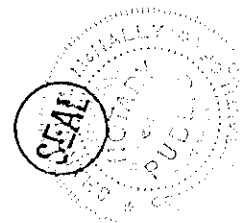
Sharon M. McNally  
Notary Public/Attorney at Law

Print Name: Sharon M. McNally

My Commission Expires: 11-6-2003

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(325 Main Street, Waterville, Maine)



62-78

BK 6656 PG 105

8001-2921  
325 Main Street  
Waterville, Maine  
County of Kennebec

**"EXHIBIT A"**

A certain lot or parcel of land situated on the easterly side of Main Street in Waterville, in the county of Kennebec and State of Maine, and bounded and described as follows:

Commencing on the easterly side of Main Street at the Northerly line of property now or formerly of Ruth K. Bartlett; thence northerly along the easterly side of Main Street, four hundred and eighty-eight (488) feet, more or less, to the southerly line of property now or formerly owned by Nicholas P. Saporita, et al.; thence running North eighty five degrees fifty minutes East (N 85° 50' E) along the southerly line of Saporita exactly four hundred fifty (450) feet to a point; thence running southerly and parallel with the easterly side of Main Street, four hundred thirty-five (435) feet, more or less, to the northerly line of property of said Bartlett; thence running North sixty-five degrees West (N 65° W) along the northerly line of said Bartlett, one hundred fifty-four (154) feet, more or less, to an angle in said Bartlett line; thence South fifty-four degrees fifty minutes West (S 54° 50' W) two hundred seventy-two and nine tenths (272.9) feet to another angle in said Bartlett line; thence South eighty-one degrees forty five minutes West (S 81° 45' W), one hundred nineteen and five hundredths (119.05) feet to the easterly side of Main Street and the point of beginning.

EXCEPTING THEREFROM that parcel of land conveyed to R.S.T., Inc. by L&A Tire Company, d/b/a V.I.P., Inc., by virtue of Deed dated May 8, 1984 and recorded with the Kennebec County Registry of Deeds at Book 2679, Page 127.

RECEIVED KENNEBEC SS.

2001 OCT 11 AM 9:49

ATTEST: *Barbara Reed Moore*  
REGISTER OF DEEDS